



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 24, 2006

IN REPLY PLEASE
REFER TO FILE: LD-1

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**QUITCLAIM OF STORM DRAIN EASEMENT
PRIVATE DRAIN NO. 2401-1-PARCEL 1EX
SANTA CLARITA AREA
SUPERVISORIAL DISTRICT 5
4 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this Quitclaim of Easement to be categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement described in Exhibit A is no longer required for the purpose of the Los Angeles County Flood Control District and declare the easement an excess easement.
3. Authorize the Quitclaim of Easement to the underlying fee owners, Montana Townhomes Owners Association, a California nonprofit mutual benefit corporation, and Brighton Village at Valencia Homeowners Association, a California nonprofit mutual benefit corporation.
4. Instruct the Mayor to execute the enclosed Quitclaim of Easement document and authorize delivery to the grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The easement that was dedicated to the Los Angeles County Flood Control District as described in Exhibit A is no longer required. Revised plans for Private Drain No. 2401-1 have been reviewed and approved; therefore, the original easement is now in excess. This action will provide for the quitclaim of the excess easement back to the underlying property owners.

Implementation of Strategic Plan Goals

Not applicable.

FISCAL IMPACT/FINANCING

No negative fiscal impact. No increase in net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Plans for Private Drain No. 2401-1 were reviewed by Public Works. The Quitclaim of Easement document has been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

This Quitclaim of Easement is categorically exempt as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the California Environmental Quality Act guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

No adverse impact.

The Honorable Board of Supervisors
August 24, 2006
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CONCLUSION

Please return one copy of the adopted letter with the original Quitclaim of Easement document properly executed and acknowledged to Public Works, Land Development Division, for further processing. Retain one copy of the executed Quitclaim of Easement for your files.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

ED:plg
P:\LDPUB\SUBPCHECK\BOARD\QTC-PD 2401-1 PARCEL 1EX.DOC

Enc.

cc: Chief Administrative Office
County Counsel

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Montana Townhomes Owners
Association and Brighton
Village At Valencia
Homeowners Association
c/o John MacIntosh
24300 Town Center Drive, No. 300
Valencia, CA 91355

Space above this line reserved for Recorder's use

Document transfer tax is \$ _____
() computed on full value of property conveyed or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Numbers:
2811-055-005 (Portion)
2811-054 (Portions)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the MONTANA TOWNHOMES OWNERS ASSOCIATION, a California nonprofit mutual benefit corporation; and BRIGHTON VILLAGE AT VALENCIA HOMEOWNERS ASSOCIATION, a California nonprofit mutual benefit corporation, as their respective interests appear of record, all its right, title, and interest in and to those certain easements for covered storm drain and appurtenant structures, and ingress and egress purposes, as shown on and dedicated by the map of Tract No. 44823-01, filed on June 22, 1994, in Book 1206, pages 14 to 20, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easements exist on the real property in the City of Santa Clarita, County of Los Angeles, State of California, described as Parcels 1EX and 2EX in Exhibit A attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

File with: TRANSFER DRAINS
PRIVATE DRAIN NO. 2401-1 1EX
Includes Parcel 2EX
I.M. 264-117
S.D. 5 LDOCPREP

OG:bw

P:\MPM\WORDPRO\TITLE\CONF\OG-QEPD 2401-1 1EX.DOC

By _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

File with: TRANSFER DRAINS
PRIVATE DRAIN NO. 2401-1 1EX
A.P.N. 2811-055-005 (portion)
I.M. 264-117
Fifth District
T.G. 4450 (G1)

DESCRIPTION

(Quitclaim of easement)

PARCEL NO. 1EX:

That portion of Lot 1 of Tract No. 44823-01, as shown on map filed in Book 1206, pages 14 to 20 inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, designated as "...VARIABLE WIDTH EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES." on said map, within a strip of land 7 feet wide, lying easterly of that certain course having a bearing and length of N 17°48'22" W 87.15 feet in the northeasterly boundary of said lot.

EXHIBIT A

File with: TRANSFER DRAINS
PRIVATE DRAIN NO. 2401-1 2EX
A.P.N. 2811-054 (portions)
I.M. 264-117
Fifth District
T.G. 4450 (G1)

DESCRIPTION

(Quitclaim of easement)

PARCEL NO. 2EX:

Those portions of Lots 5, 6 and 7 of Tract No. 44823-1, as shown on map filed in Book 1206, pages 14 to 20 inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCELS 1 and 3, in Certificate of Compliance No. 101,434, recorded on August 01, 1996, as Document No. 96-1237052, of Official Records, in the office of said recorder, designated as "...VARIABLE WIDTH EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES." on said map.